025.0	0004	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	945,100 / 945,100
					USE VALUE:	945,100 / 945,100
					ASSESSED:	945,100 / 945,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FUDALA MURIEL W/ TRUSTEE
Owner 2:	REVOCABLE MURIEL W FUDALA
Owner 3:	LIVING TRUST
Street 1:	17 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FUDALA MURIEL -
Owner 2:	-
Street 1:	17 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,000 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1898, having primarily Wood Shingle Exterior and 2471 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	436,400	4,700	504,000	945,100
Total Card	0.161	436,400	4,700	504,000	945,100
Total Parcel	0.161	436,400	4,700	504,000	945,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.48 | /Parcel: 382.4

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0004-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	436,400	4700	7,000.	504,000	945,100	945,100	Year End Roll	12/18/2019
2019	101	FV	338,700	4700	7,000.	535,500	878,900	878,900	Year End Roll	1/3/2019
2018	101	FV	338,700	4700	7,000.	390,600	734,000	734,000	Year End Roll	12/20/2017
2017	101	FV	337,900	4700	7,000.	340,200	682,800	682,800	Year End Roll	1/3/2017
2016	101	FV	337,900	4700	7,000.	289,800	632,400	632,400	Year End	1/4/2016
2015	101	FV	319,500	4700	7,000.	283,500	607,700	607,700	Year End Roll	12/11/2014
2014	101	FV	319,500	4700	7,000.	233,100	557,300	557,300	Year End Roll	12/16/2013
2013	101	FV	319,500	4700	7,000.	221,800	546,000	546,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2054

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FUDALA MURIEL,	70529-321		1/19/2018	Convenience		No	No		
FUDALA MURIEL/E	51788-10		10/15/2008	Family	1	No	No		Mark P White dod 11/1/2011
BELLOMY DONALD	27825-226		10/31/1997	Family	1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/29/2007	1097	New Wind	1,000					REPL 2 WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2017	Inspected	PH	Patrick H
3/31/2009	Meas/Inspect	163	PATRIOT
11/3/1999	Inspected	267	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA: 0.16070 | Total SF/SM: 7000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 504,000 | Spl Credit | Total: 504,000

PRINT

Date	Time
12/10/20	17:33:46

LAST REV

Date	Time
03/20/18	14:03:44

mmcmakin

!2054!

07/28/17

USER DEFINED

User Acct	16681
GIS Ref	
GIS Ref	
Insp Date	
Prior Id # 1:	16681
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Patriot Properties Inc.

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	PURPLE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1898	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.07492912
Const Adj.:	0.99989998
Adj $ / SQ:	139.727
Other Features:	96800
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	592972
Depreciation:	156545
Depreciated Total:	436428

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

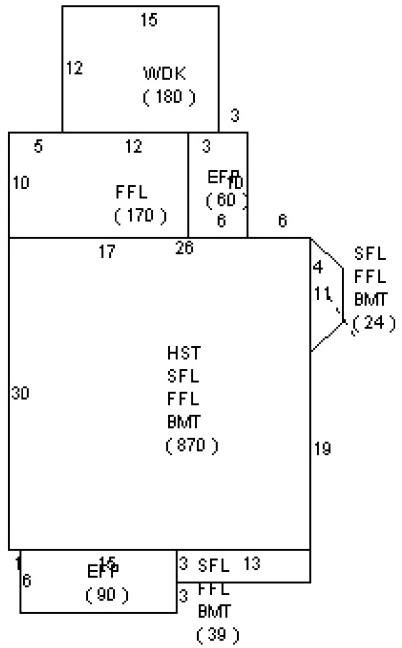
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	169.07
Special Features:	0	Val/Su Net:	116.87
Final Total:	436400	Val/Su SzAd	176.61

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,103	139.730	154,119
BMT	Basement	933	41.920	39,110
SFL	Second Floor	933	139.730	130,365
HST	Half Story	435	139.730	60,781
WDK	Deck	180	11.550	2,080
EFP	Enclos Porch	150	45.370	6,806

Net Sketched Area:	3,734			Total:	393,261
Size Ad	2471	Gross Are	4169	FinArea	2471

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0004-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X20	A	AV	1915	21.94	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700